

**ARCHAEOLOGICAL STUDY:  
PROPOSED STELLENBOSCH HEALTH HYDRO**

Prepared for

**ENVIROAFRICA**

By

AGENCY FOR CULTURAL RESOURCE MANAGEMENT

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**AUGUST  
1998**

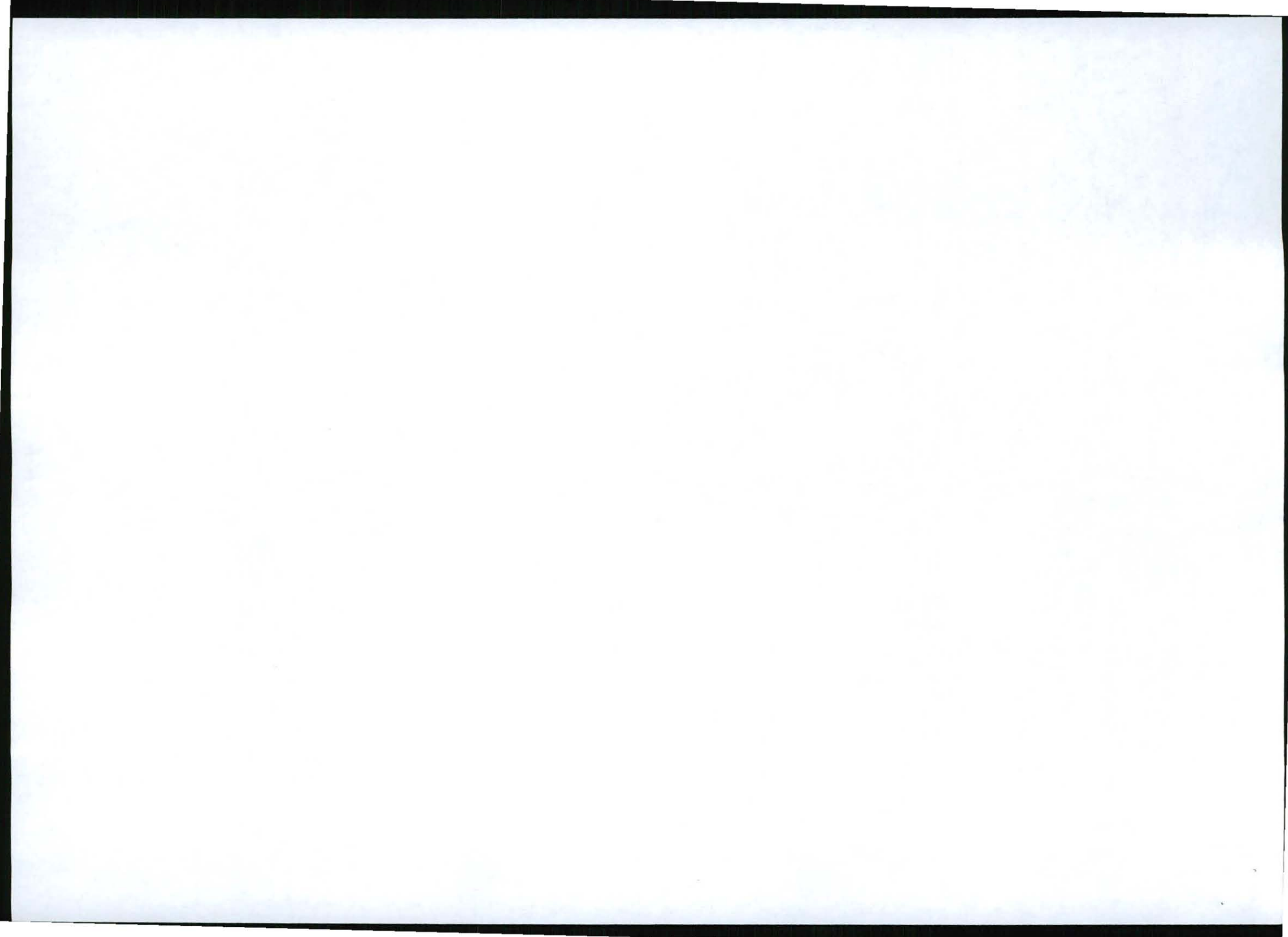


## EXECUTIVE SUMMARY

No archaeological sites or remains were located during a baseline study of portion 1 of the farm Happy Lands No. 1370, Stellenbosch, the site for the proposed Stellenbosch Health Hydro.

The probability of locating sites of archaeological significance during implementation of the planned project is considered to be low to negligible.

Proposed restoration, alterations and renovation of the existing buildings on the property are subject to approval by the National Monuments Council.



## **1. INTRODUCTION**

### **1.1 Background and brief**

The Agency for Cultural Resource Management has been requested by EnviroAfrica to undertake a baseline archaeological study of portion 1 of the farm Happy Lands No. 1370, Stellenbosch. The land is being developed for the proposed Stellenbosch Health Hydro.

The aim of the archaeological study is to locate, identify and map archaeological remains that may be negatively impacted by the project.

## **2 TERMS OF REFERENCE**

The terms of reference for the archaeological study were:

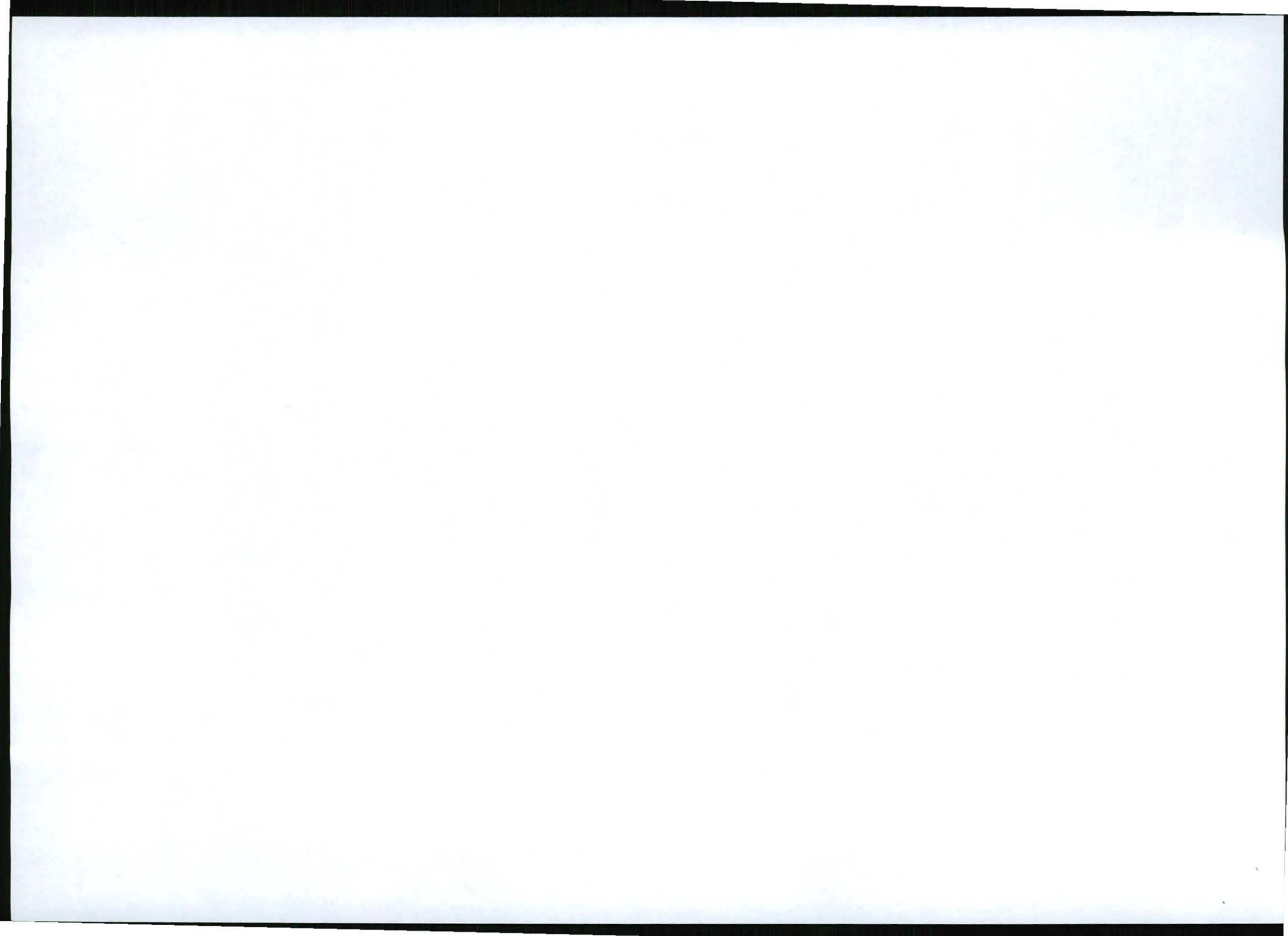
1. to determine whether there are likely to be any archaeological, historical or cultural sites in the study area;
2. to identify and map any sites of archaeological, historical or cultural interest that may exist in the study area;
3. to assess the status and conservation significance of any impacts resulting from the proposed development; and
4. to identify measures to maintain any valuable sites that may exist in the study area.

## **3. THE STUDY SITE**

The study site for the proposed development is illustrated in Figure 1. Happy Lands is situated in the Dwars River Valley, just west of Kylemore, and approximately six kms from Stellenbosch. The site is accessed directly from the Zevenrivieren Road, which is connected to Helshoogte Main Road.

The study site is situated on the farm Happy Lands No. 1370.

0.7 ha of land on the farm has been set aside for development of the health hydro. The planned site comprises fallow land and is well grassed. Archaeological visibility is low.



#### 4. STUDY APPROACH AND DOCUMENTATION OF ARCHAEOLOGICAL SITES

##### 4.1 Method of survey

The approach used in the archaeological study entailed a detailed foot survey of the study area.

In addition to the field study an examination of the existing records in the South African Museum (SAM) was also undertaken. According to the records of the Archaeological Data Recording Centre (SAM), no archaeological sites or remains have been recorded in the study area.

#### 5. RESULTS OF THE IMPACT ASSESSMENT.

No archaeological sites or remains were located during the baseline study. Test pits have been excavated on the proposed site. The pits and associated spoil dumps were also searched for archaeological remains, but none were located.

Six buildings occur on the property. These include the homestead (Figure 2), two farm buildings/cottages (Figures 3 & 4), and three farm workers houses (Figure 5). The developers propose to restore and renovate the homestead and farm cottages. The buildings have already been significantly altered. The farm workers houses are to be demolished, and new cottages built.

Significance of buildings: **medium**

Suggested mitigation: **proposed restoration, renovations and alterations to the buildings are subject to approval by the National Monuments Council**

#### 6. IMPACT STATEMENT

The proposed development of portion 1 of the farm Happy Lands No. 1370, Stellenbosch, will not impact negatively on significant archaeological sites. The probability of the proposed development impacting on significant archaeological sites or remains is considered to be low to negligible.

#### 7. LEGISLATION

All archaeological sites, including buildings older than 50 years are protected by the National Monuments Act (Act No. 28 of 1969 as amended). It is an offence to disturb, remove, alter or destroy from its original site, or excavate any such site without a permit from the National Monuments Council.





## **8. RECOMMENDATIONS**

With regard to the proposed development of the Stellenbosch Health Hydro on portion 1 of the farm Happy Lands No. 1370, the following archaeological recommendations are made.

1. The impact of the development on archaeological sites is considered to be low to negligible. As a result the development should be allowed to proceed.
2. Proposed restoration, renovation and alterations to the existing homestead, and the two farm dwellings/cottages, are subject to approval by the National Monuments Council.



# PROPOSED STELLENBOSCH HEALTH HYDRO

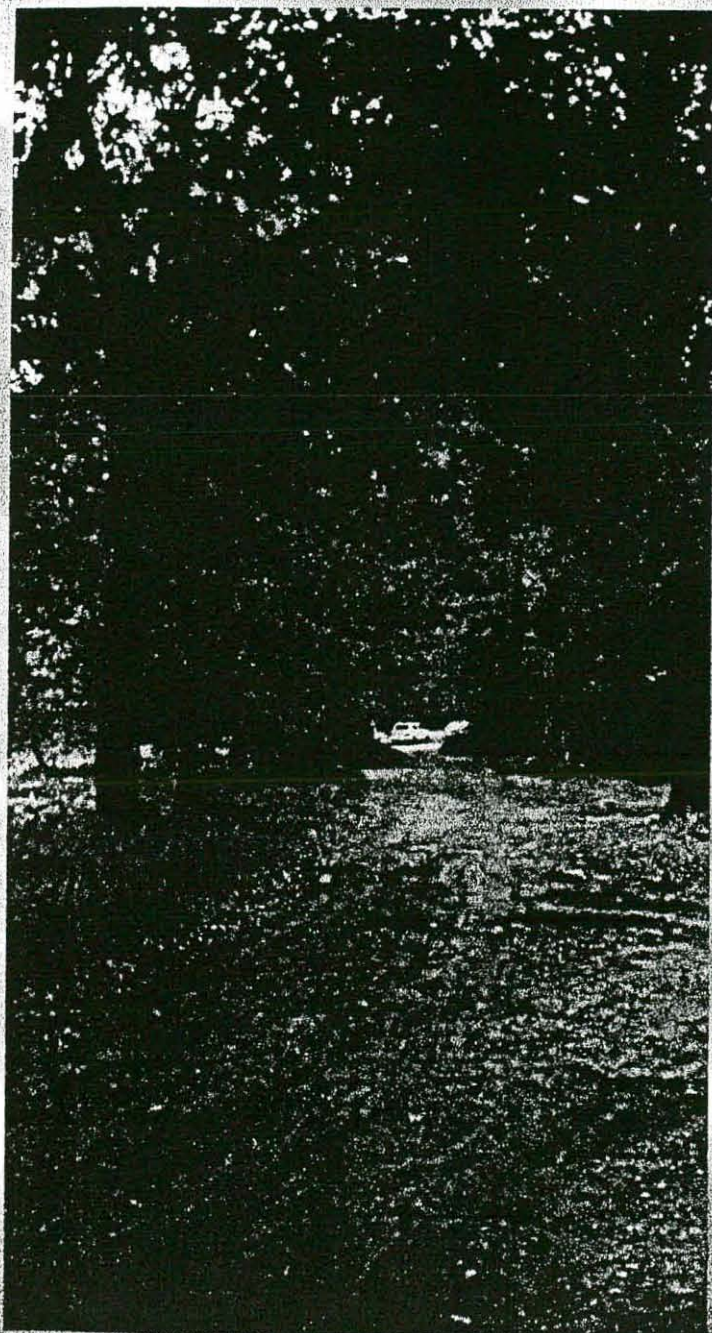
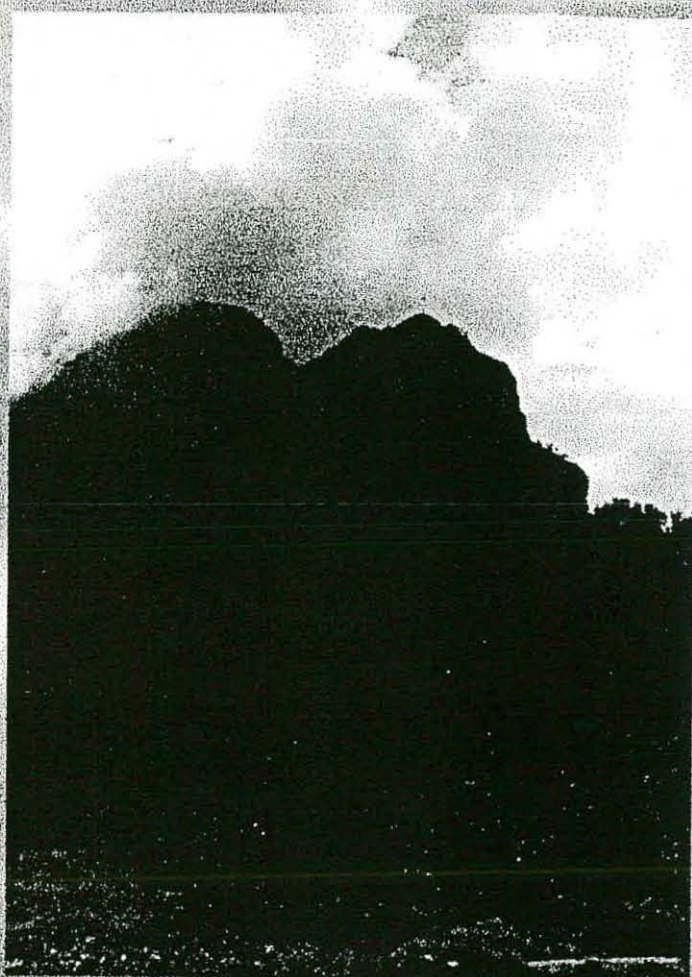
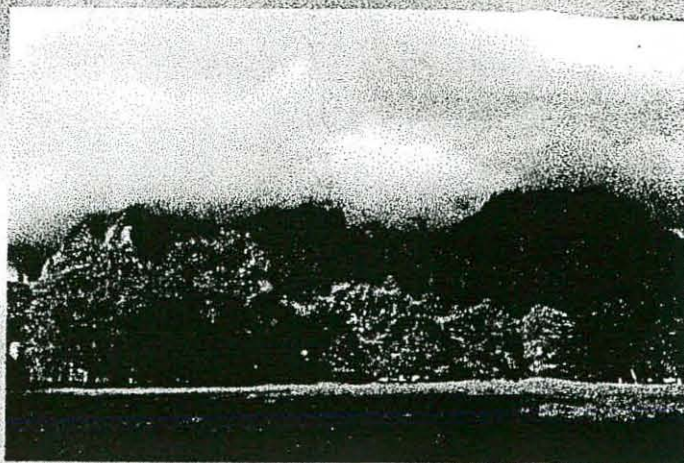
— Dwars River Valley

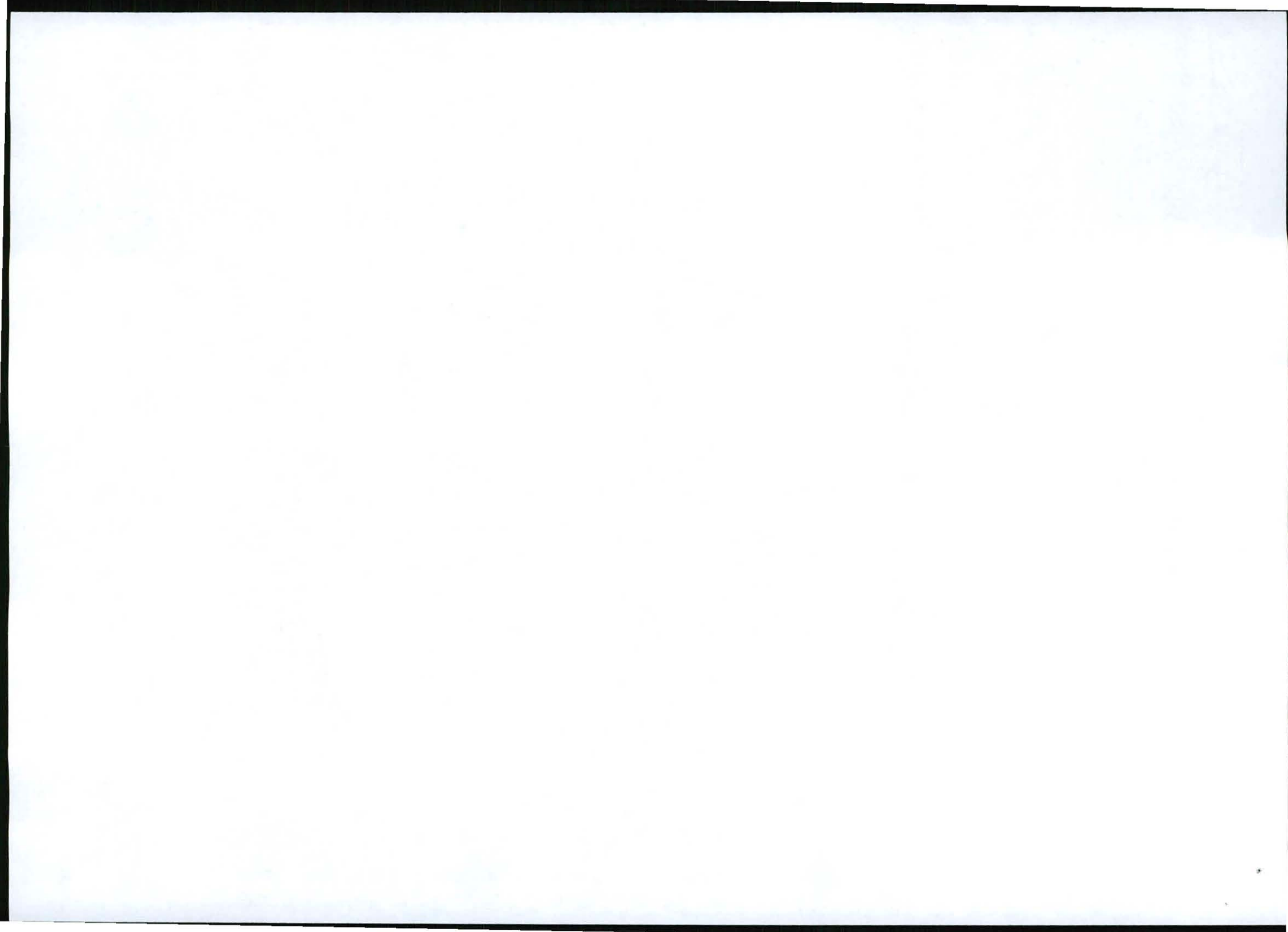
*Health is Wealth*

## BACKGROUND

The farm Happy Lands, Farm No. 1370/1, was recently purchased with the objective of developing the farm to its full potential, and establishing an internationally renowned Health Hydro on the property.

This application made for 1.5 hectare of Portion 1 of the Farm Happy Lands No. 1370 (currently 16ha in extent) to be rezoned from *Agricultural Zone I* to *Institutional Zone III*, is accordingly being made to allow for the establishment of such a facility.





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## - Dwars River Valley

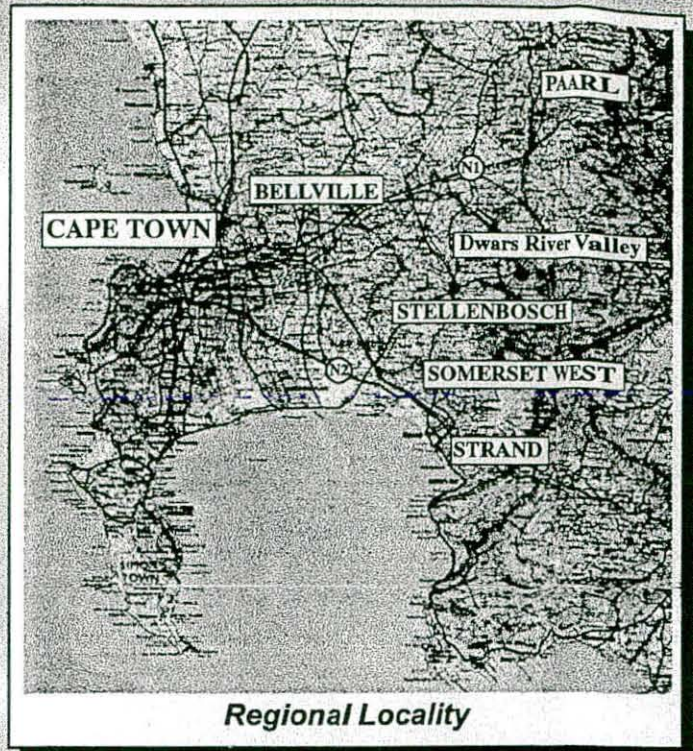
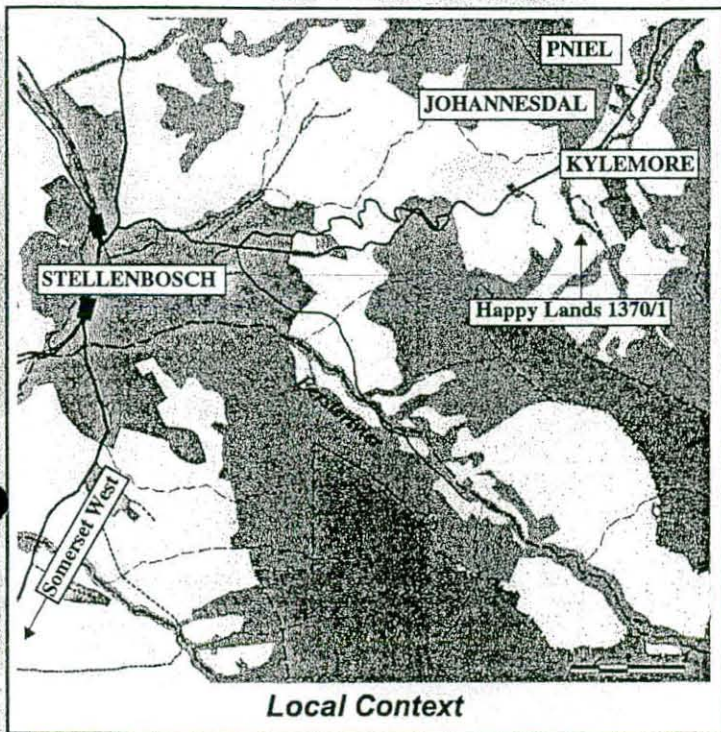
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### 1. DESCRIPTION OF THE PROPERTY

#### 1.1 Locality

*Happy Lands* is situated in the Dwars River Valley, just west of Kylemore, and is approximately 6km from Stellenbosch.

The Dwars River Valley, in which *Happy Lands* is located, is characterised by vineyards and orchards, picturesquely integrated with rural settlements (i.e. Pniel, Kylemore and Johannesdal), and by high mountain ranges which provide a magnificent backdrop to this rural landscape. About 10 000 people currently live in the Dwars River Valley.



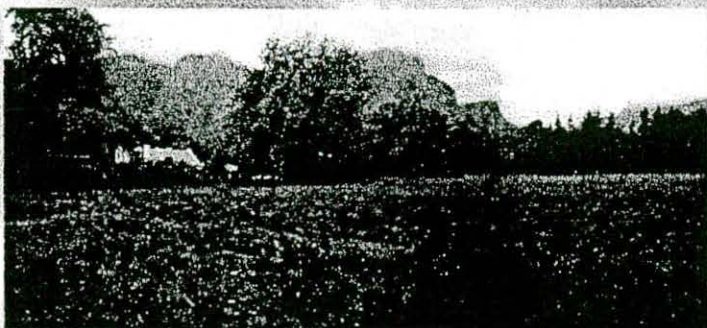
Formed by the Simonsberg, Groot Drakenstein and Jonkershoek mountains, the Dwars River Valley comprises the catchment area of the Dwars River, a tributary of the Berg River, which dissects the valley more or less through the middle. This river forms the western boundary of the farm *Happy Lands*.

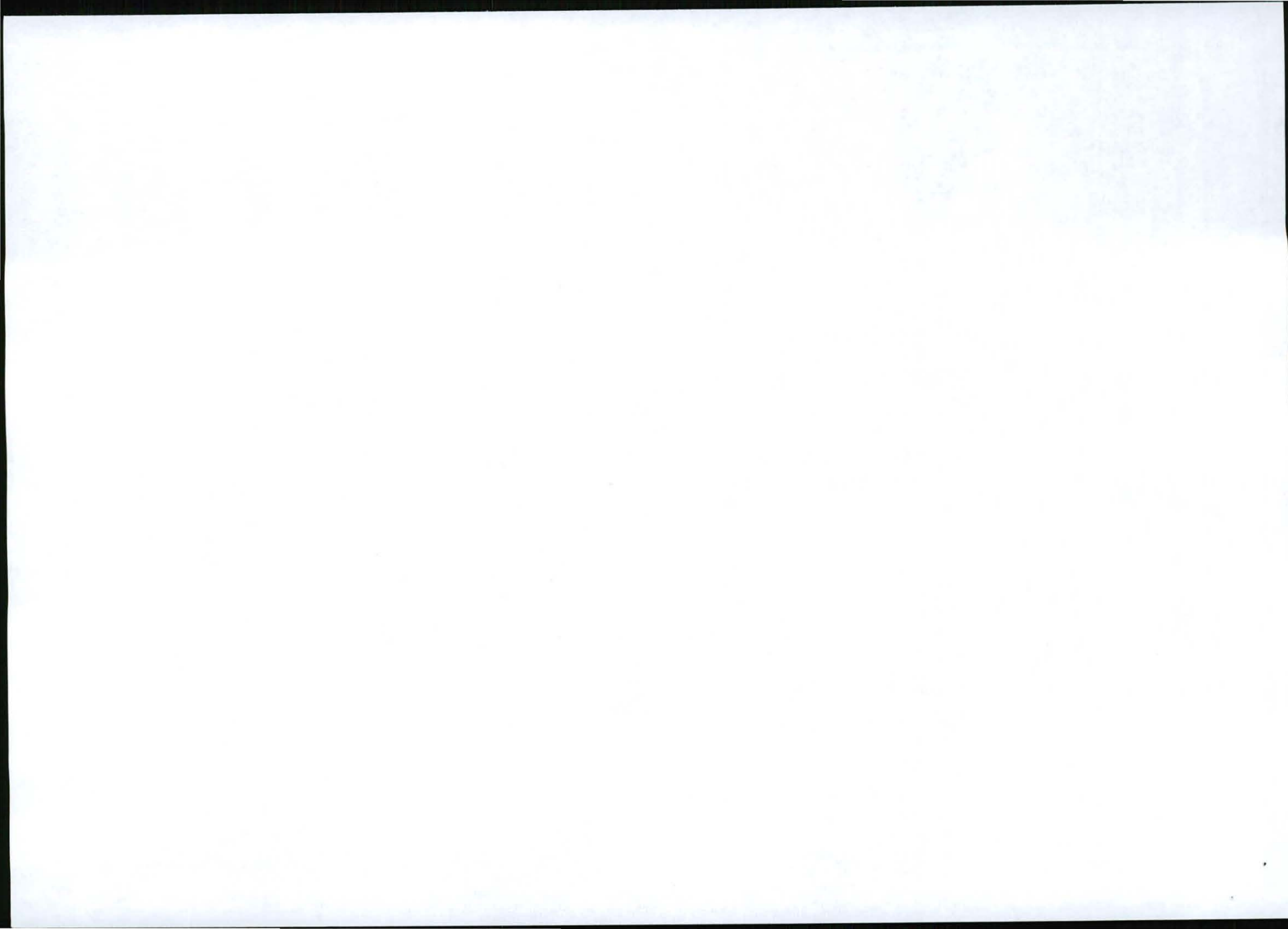
Properties in the immediate vicinity of *Happy Lands* are mainly used for agricultural purposes.

*Happy Lands* is accessed directly from the Zevenrivieren Road (a Class 4 road), which is connected to Helshoogte Main Road (a Class 1 road).

#### 1.2 Size and Zoning

Portion 1 of the farm *Happy Lands* No. 1370, which is 16ha in size, is currently zoned for agricultural use, i.e. Agricultural Zone 1 and is situated in the Winelands District Council's area of jurisdiction.



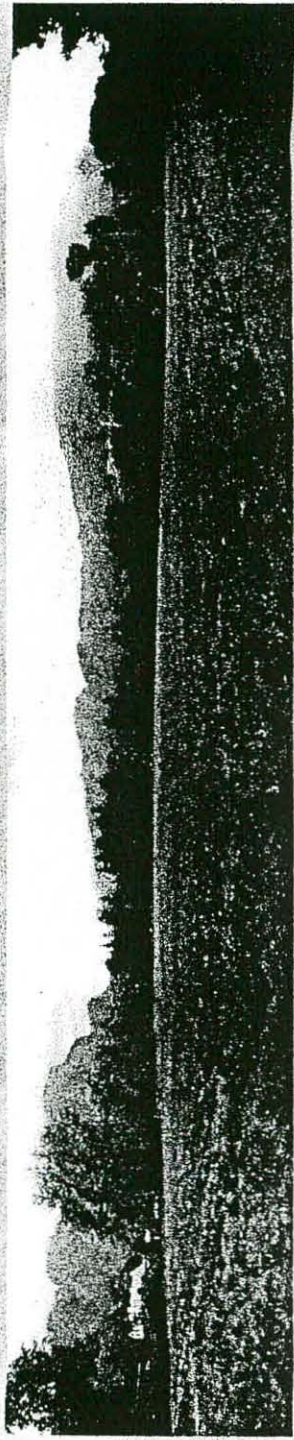


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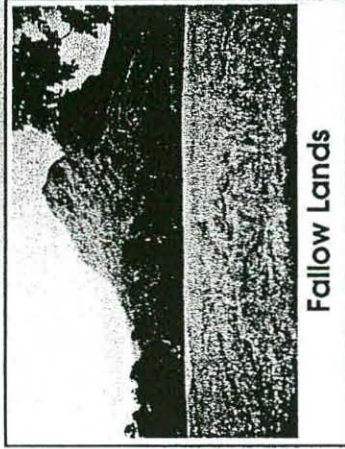
- Dwars River Valley

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## 1.3 Present Condition of Farm and Existing Development



Small, low quality orchard



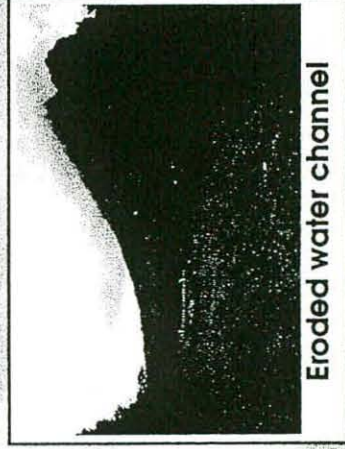
Fallow Lands

Homestead requires renovation

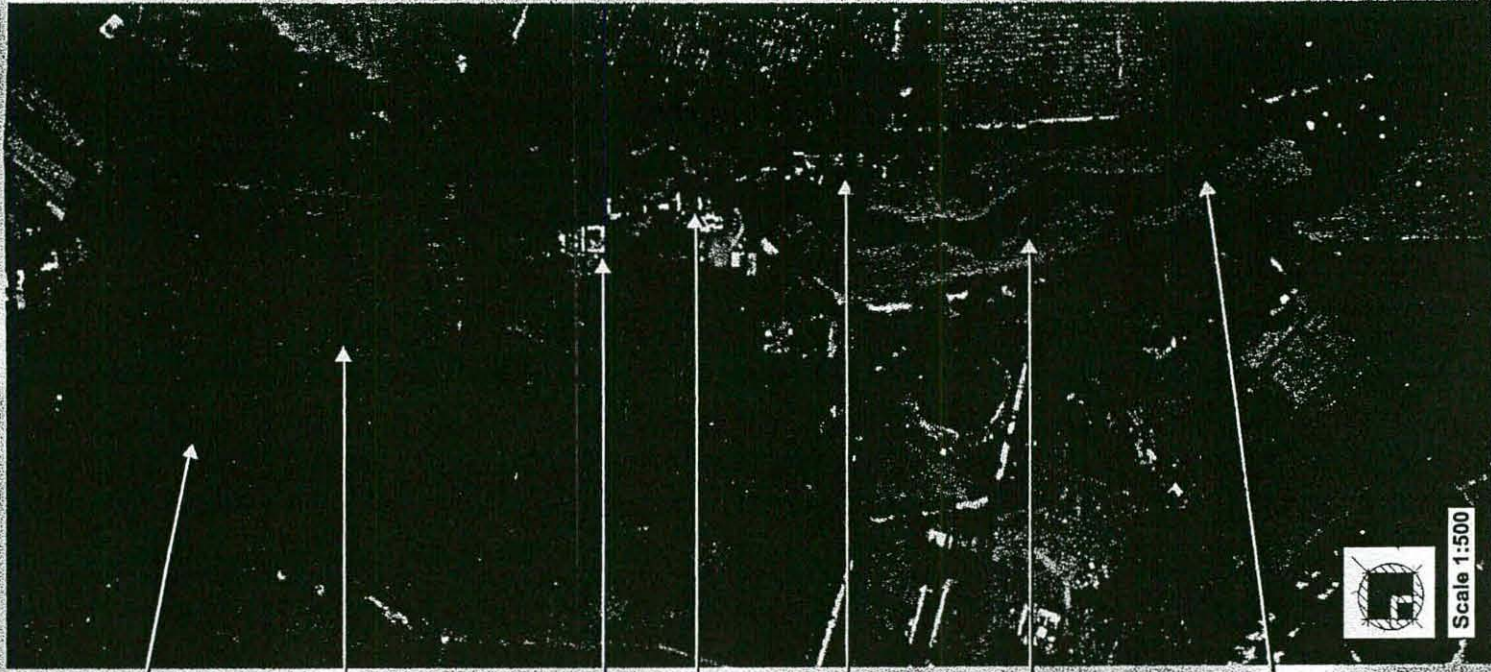
Derelict farm buildings

Farm workers cottages

Fallow Lands

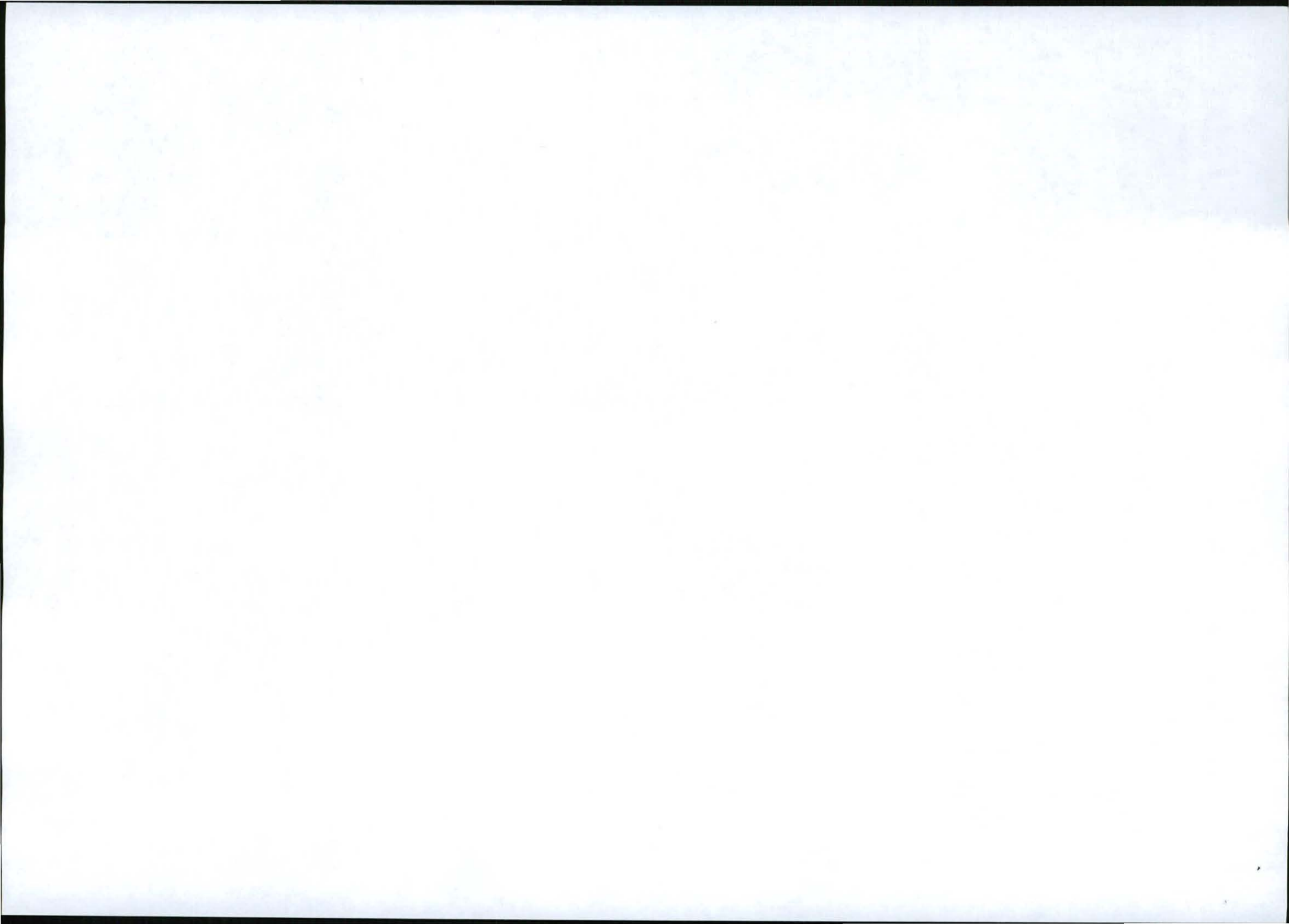


Eroded water channel



Scale 1:500

*Existing situation*





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- Dwars River Valley

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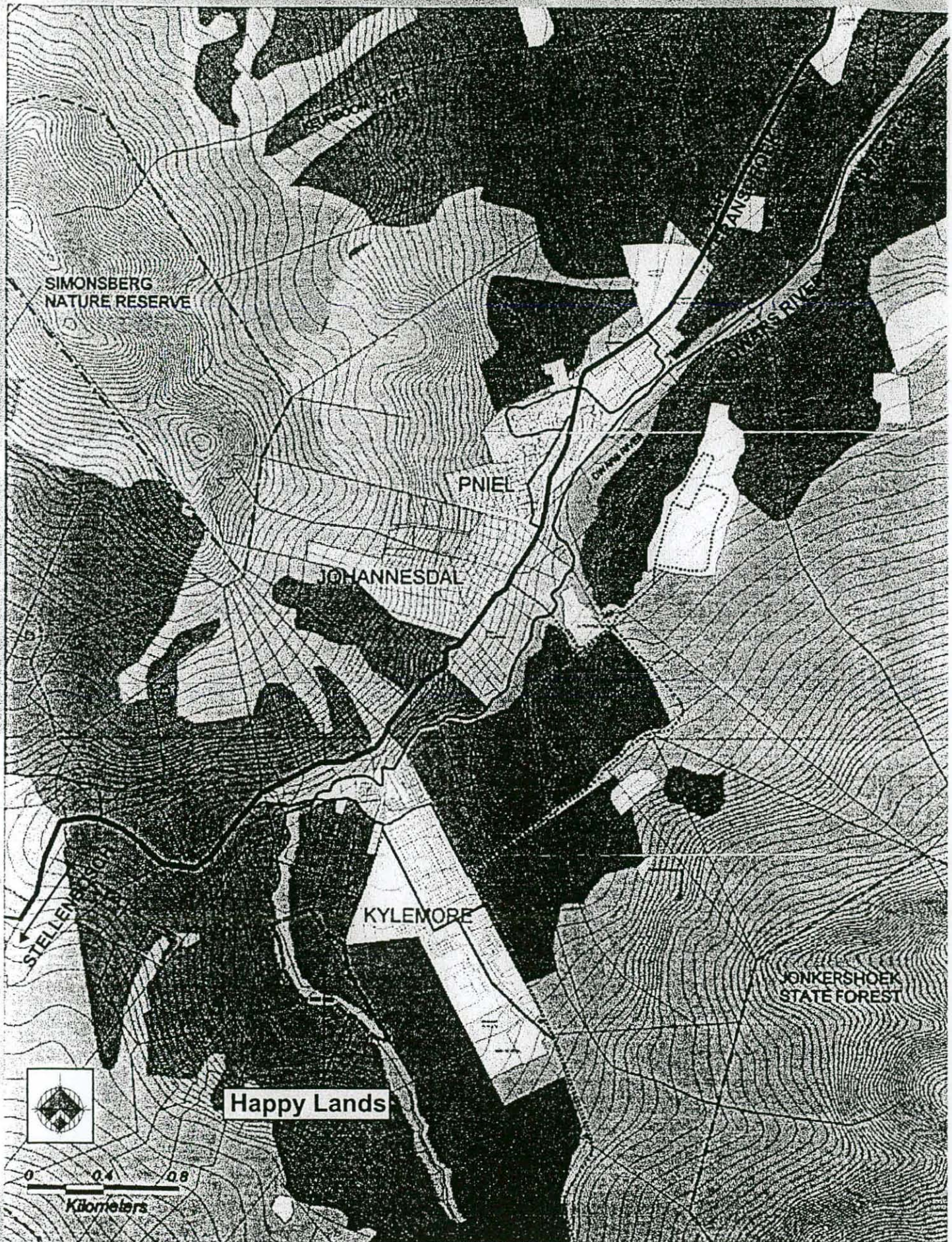


Figure 1. Archaeological study, Stellenbosch Health Hydro: study site.

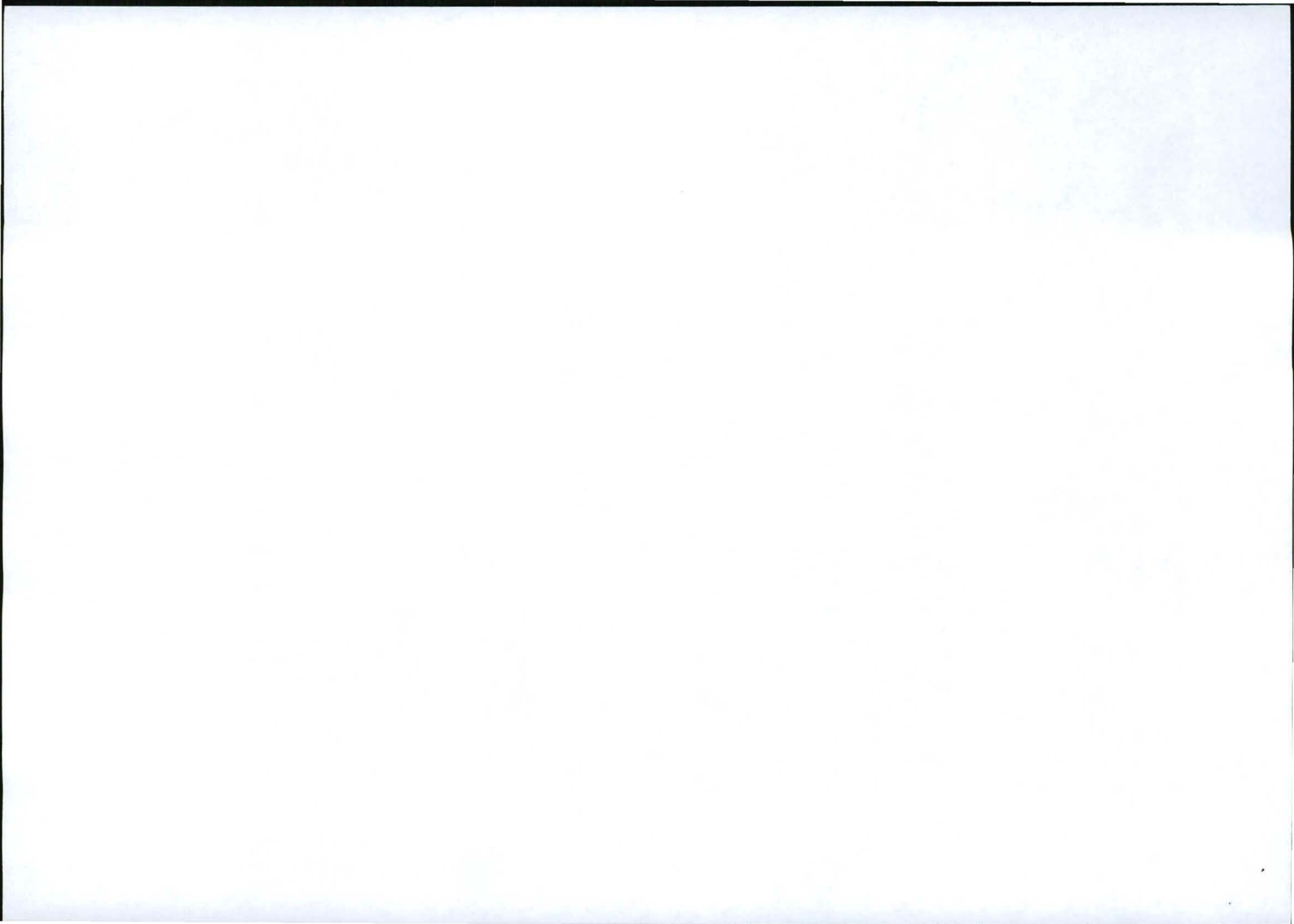




Figure 2. Archaeological study, Stellenbosch Health Hydro: homestead.

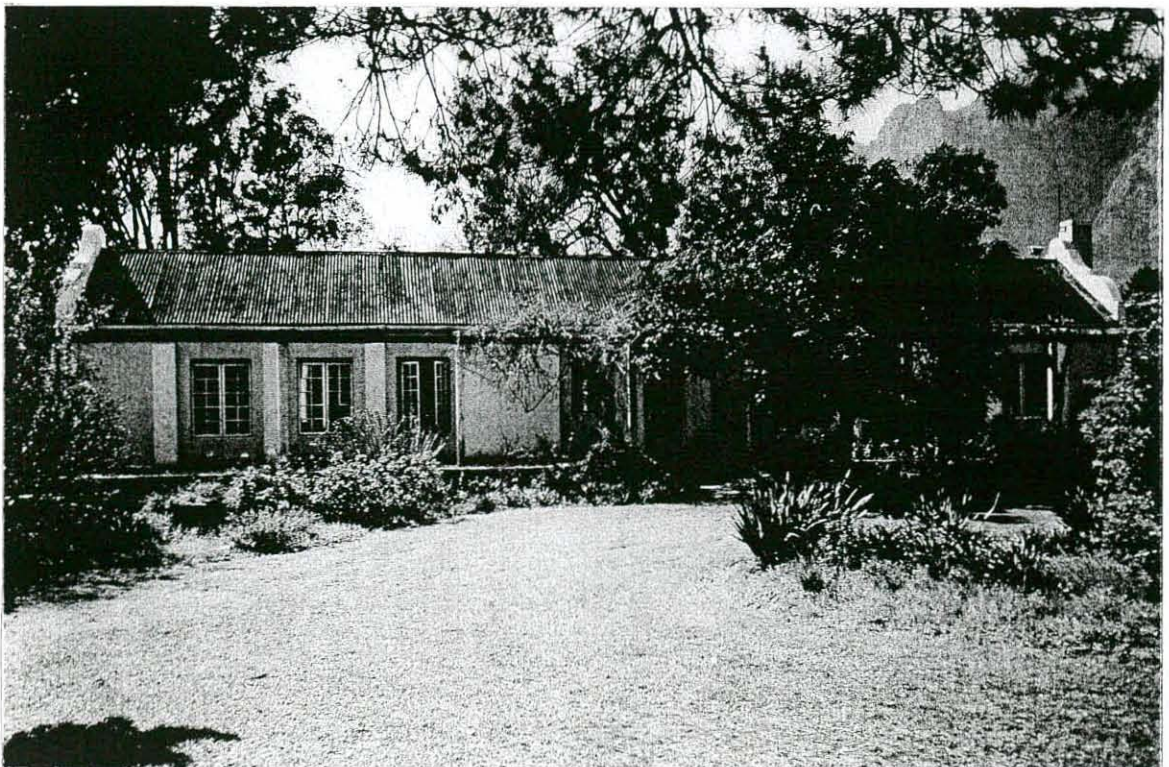
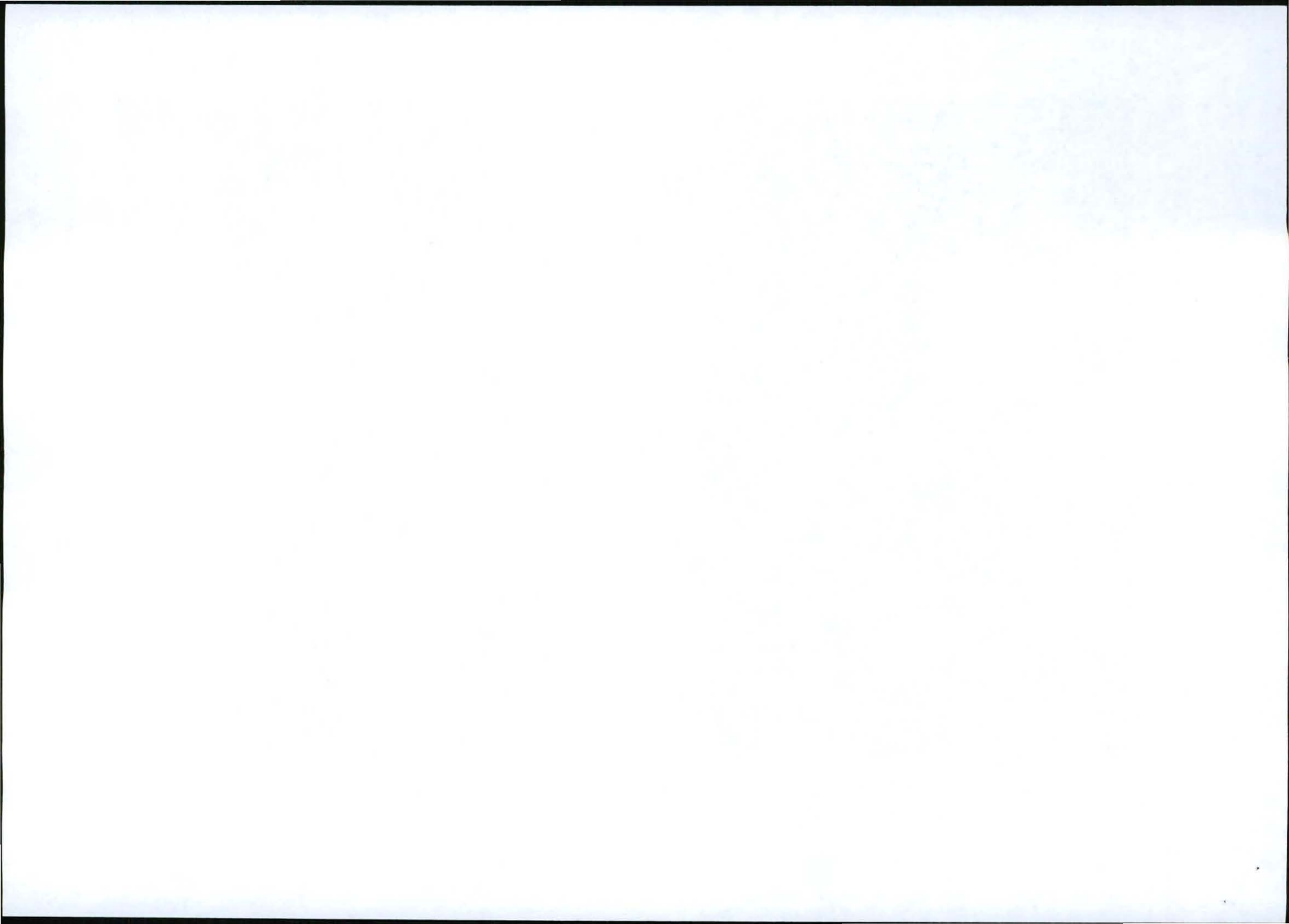


Figure 3. Archaeological study, Stellenbosch Health Hydro: farm building.



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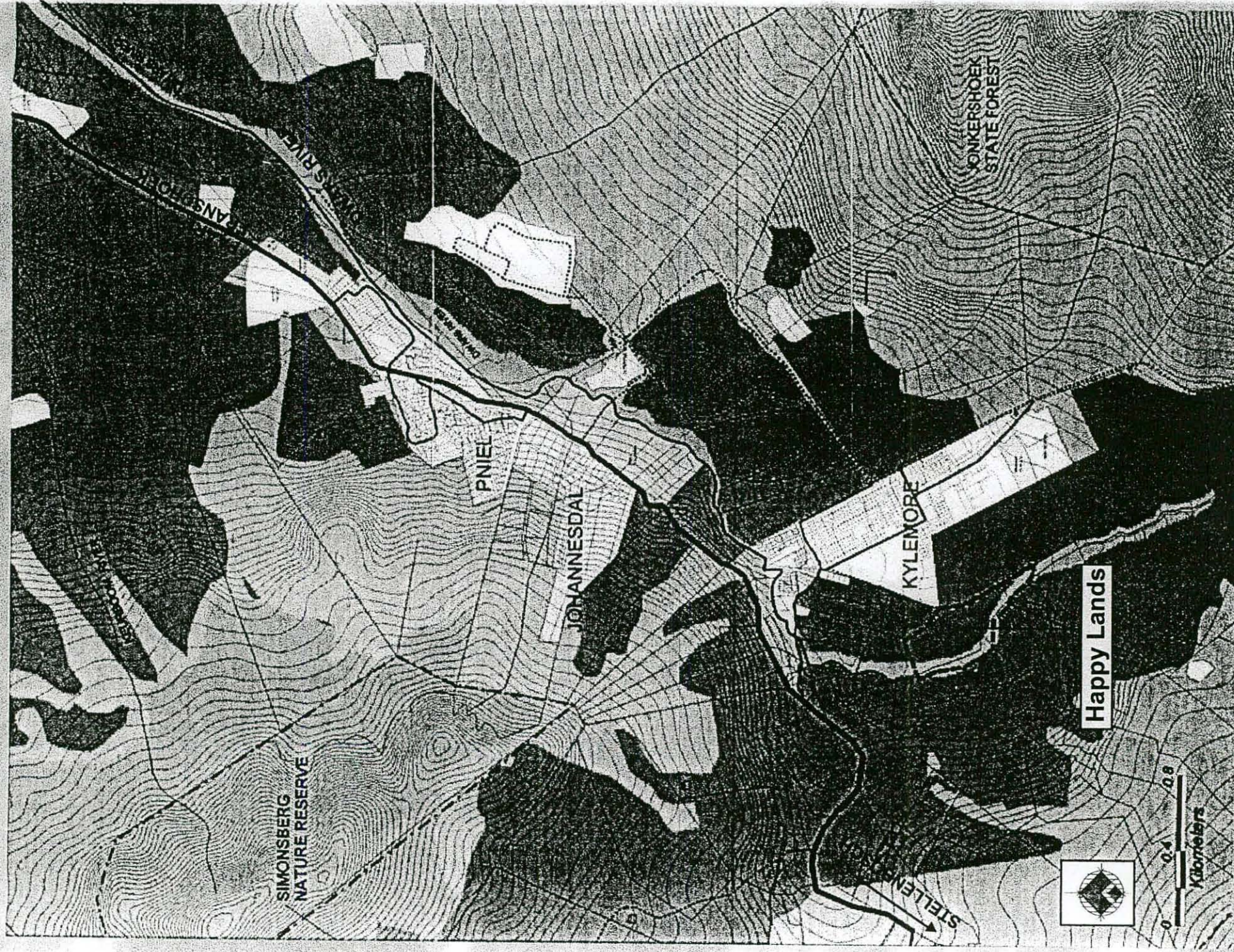
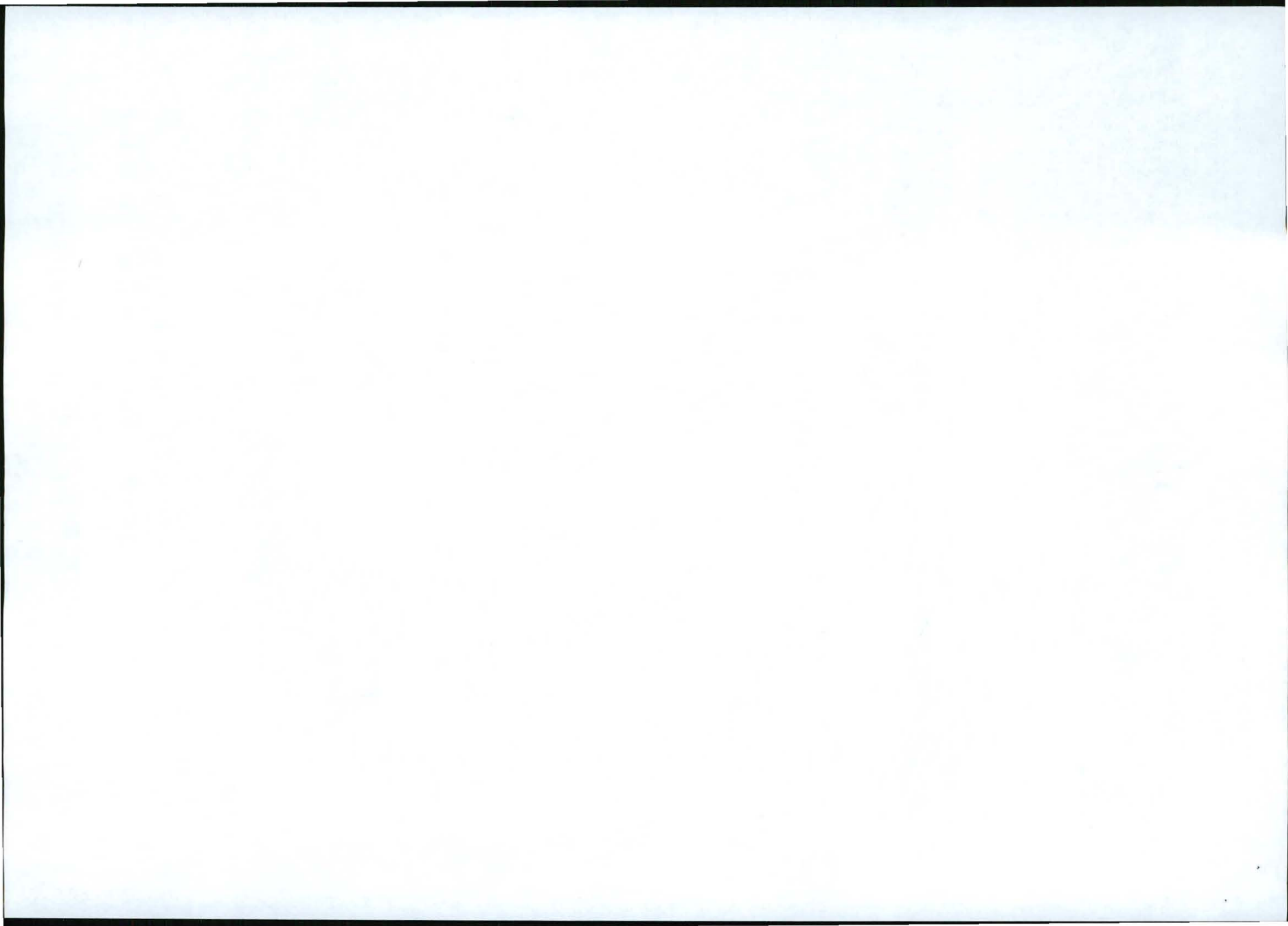


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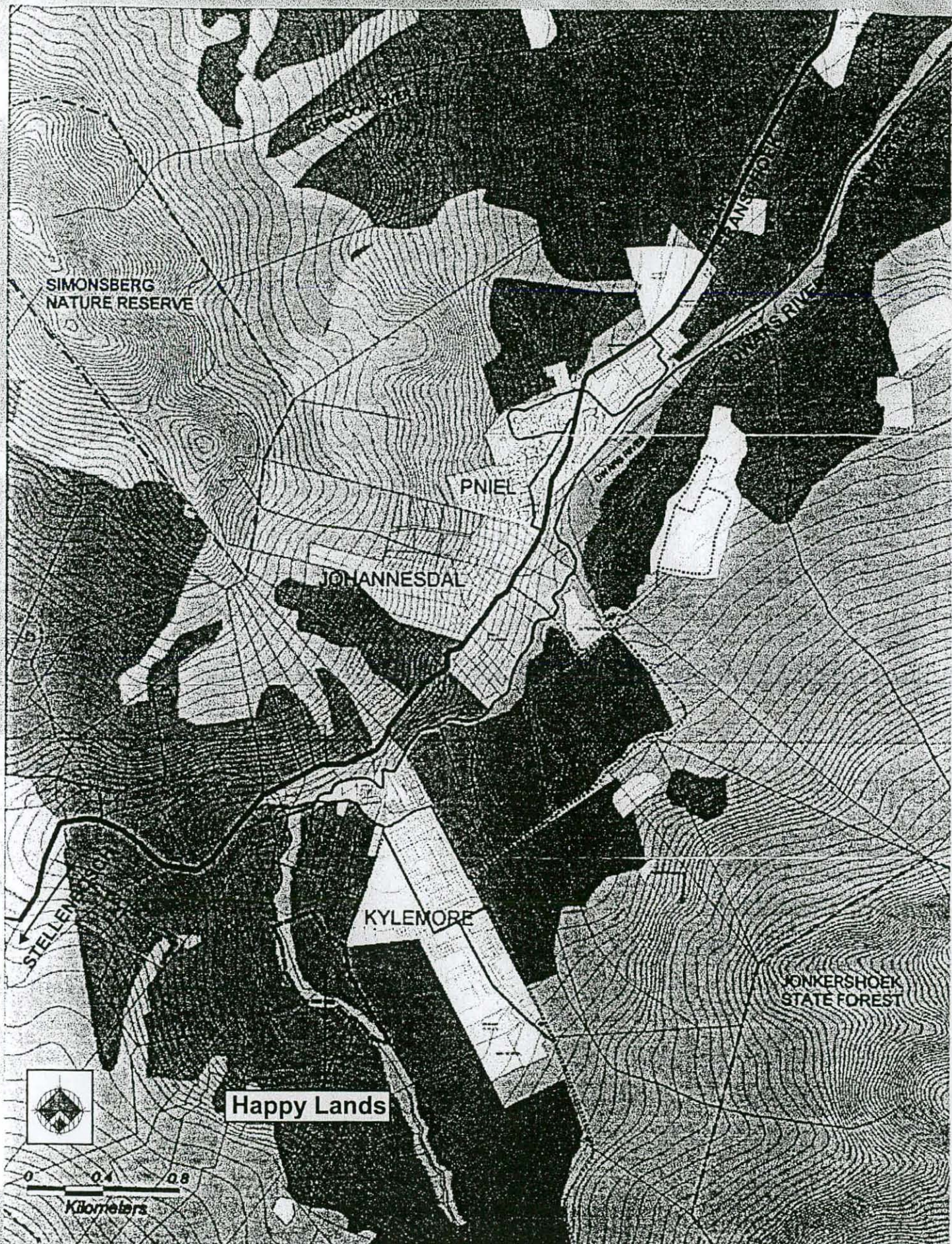
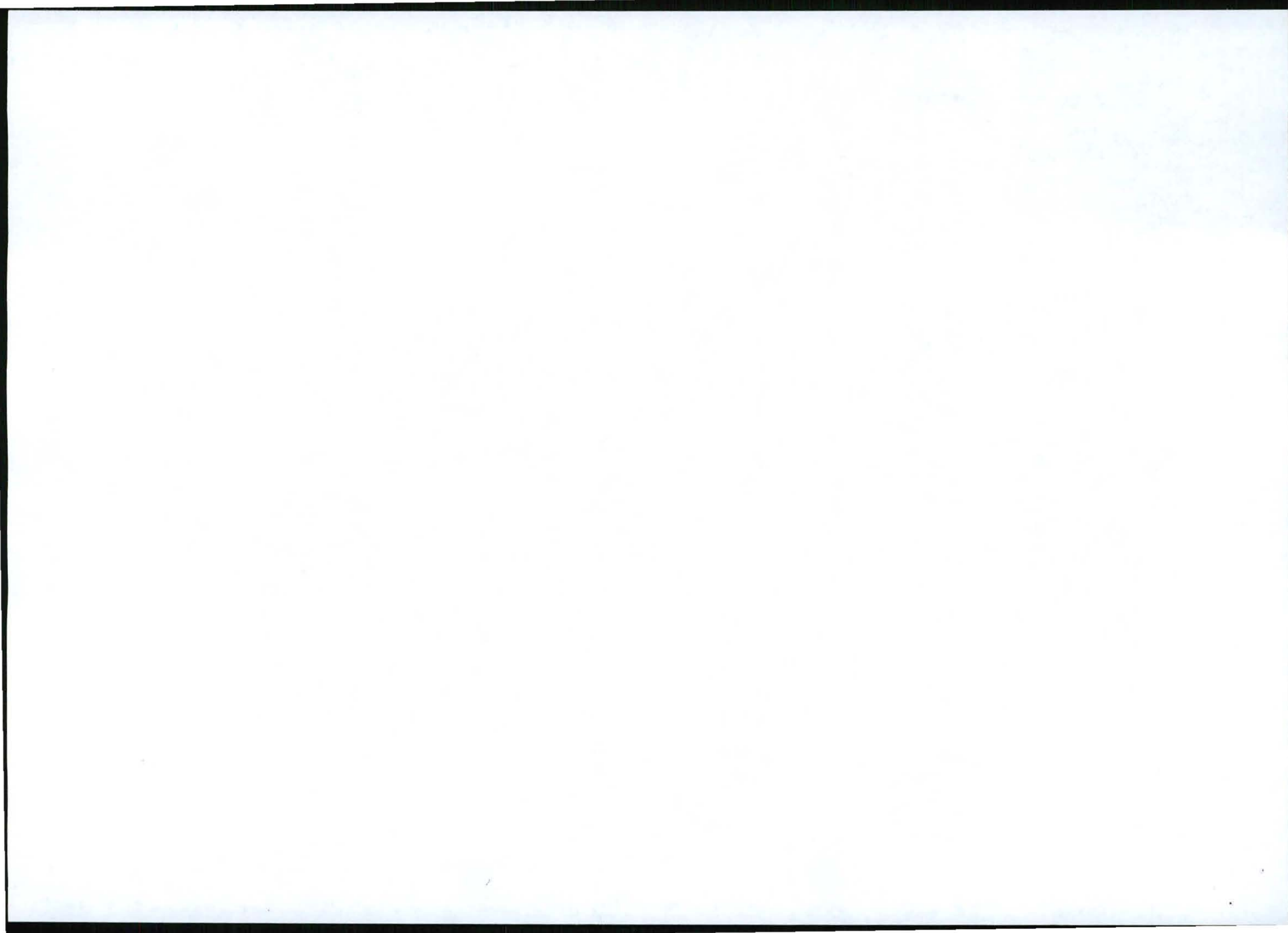


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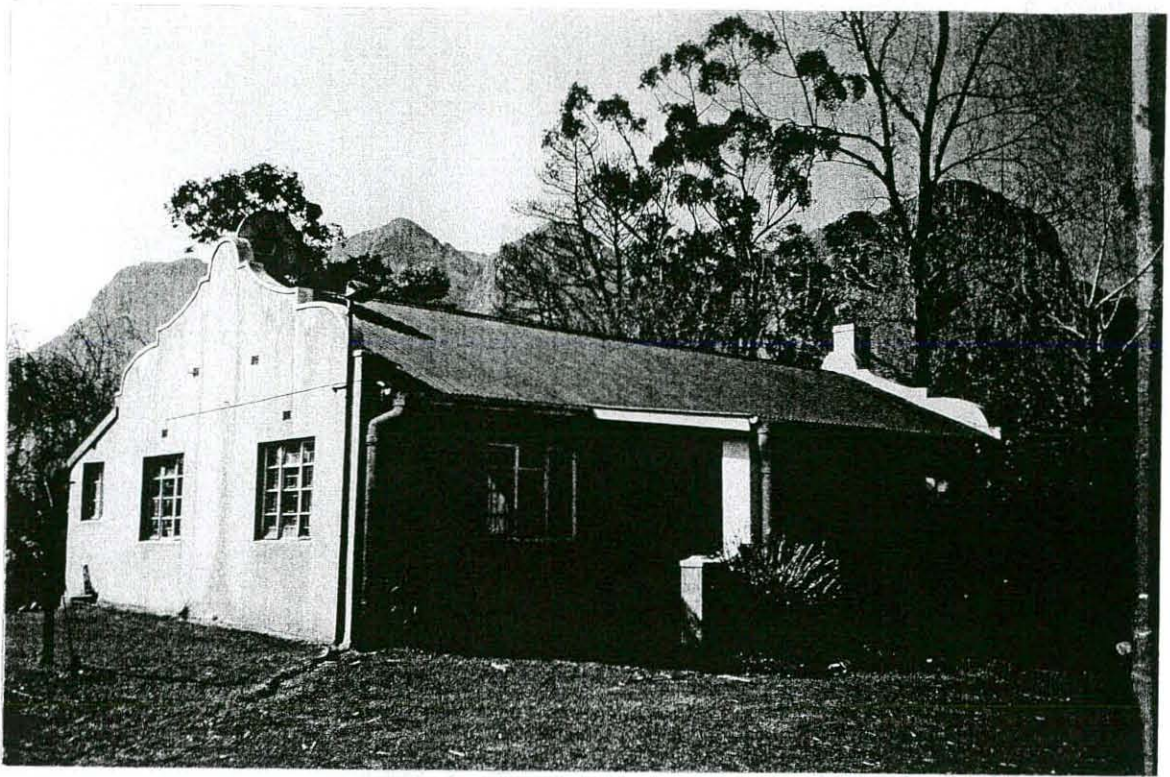


Figure 4. Archaeological study, Stellenbosch Health Hydro: farm building.



Figure 5. Archaeological study, Stellenbosch Health Hydro: farm workers cottages.